





The only public school in Riverside (I.P.S. #44) is under utilized. (Loss of 363 students from 1970-1974.)

There is a lack of vocational training, adult education, and General Equivalency Diploma courses in the neighborhood.

#### H. Income

- The average family income for the community in 1970 was \$3,941 below the county average.
- 13% of the families in Riverside had incomes below the poverty level in 1970.

## 3. Community Goals

#### A. Housing

- Preserve existing sound housing stock in the neighborhood.
- Prevent further deterioration through conservation, rehabilitation or clearance activities to provide safe and sanitary housing for all.
- Provide residents with knowledge of home ownership responsibilities and maintenance.
- Encourage resident pride in the neighborhood.
- Integrate housing development activities with economic development, human services, and energy conservation for the promotion of increased effectiveness in both the public and private sectors.
- Maintain current residential zoning and housing densities.
- Seek appropriate funding sources leading to achievement of overall housing objectives.

#### B. Parks and Recreation

- Maintain and preserve all passive and active recreational areas within the neighborhood, as adopted by the Metropolitan Development Commission November 13, 1979.
- Deter loitering and criminal behavior at park facilities.
- Maximize existing recreational resources in the neighborhood, and provide an adequate level of recreational programs for all age groups in the subarea.

#### C. Public Safety

- Minimize opportunity for criminal activity.
- Encourage arrest and conviction of known offenders.

#### D. Commercial and Economic Development

- Improve communications between the Riverside Civic League and neighborhood merchants.
- Provide adequate incentives to maintain and improve the economic base of the community.
- Enforce minimum zoning restrictions, etc. to promote commercial development while maintaining the integrity of the neighborhood as a residential unit.
- Seek new establishments oriented to neighborhood needs.

#### E. Transportation

- Furnish adequate and safe public transportation within the area linked to the remainder of the city.
- Provide an adequate level of maintenance to movement systems. (Sidewalks/streets/signage.)

#### F. Community Services and Facilities

- Maintain public services at appropriate levels.
- Encourage private services such as day-care, express market grocery services, etc.
- Establish social recreational programming at other facilities such as school #44 and on the banks of the White River.
- Promote the establishment of a District Health Office in the neighborhood.

#### G. Education

- Encourage the citizen participation necessary to maintain/improve the quality of education institutions.
- Encourage the establishment of programs to meet the diverse educational needs of the population through the use of existing schools or neighborhood centers.

#### H. Neighborhood Organization

- Establish and maintain ongoing relations with city, state and federal agencies.

## 4. Plan Recommendations

The following section will outline a series of programmatic actions, which when implemented, will lead toward accomplishing the goals of this subarea plan.

#### A. Housing

- Encourage the adoption of a housing strategy plan**—which will continue and expand the following three types of housing treatment.
- Conservation**—activities which can be defined as the process necessary to rehabilitate housing experiencing minor to moderate deterioration.
- Redevelopment**—activity required to replace housing which is in a state of major deterioration or in substandard condition.
- Infill Housing**—those activities which return vacant and under utilized lots to the competitive market.
- Promote the expedient demolition of structurally unsound housing. The continuation and expansion of an active and sensitive program of code enforcement by the Health and Hospital Corporation and the Division of Code Enforcement on a case-by-case basis, will deter blight and allow the neighborhood to expand its sound housing market. Fourteen homes here to date have been located by the R.L.R.P.C., their locations are as follows:

- |                           |                       |
|---------------------------|-----------------------|
| • 2101 N. Harding Street  | • 1750 Rembrandt      |
| • 2008 Sugar Grove        | • 1207 W. 19th Street |
| • 1860 N. Harding Street  | • 1904 Sugar Grove    |
| • 19209 Koehne Street     | • 1336 W. 22nd Street |
| • 1823 & 32 Dexter Street | • 2713 & 2800 Burton  |
| • 2649 Burton Street      | • 1037 W. 18th Street |

- Promote expanded homeownership opportunities by supporting innovative mortgage programs such as: graduated payment mortgages, variable rate

mortgage bonding, housing finance authority, reverse annuity mortgages, homesteading, etc.

**Enhance funding opportunities** through the selective use of the Community Reinvestment Act. The Community Reinvestment Act is Title VIII of the Housing and Community Development Act of 1977. Its overall purpose is to establish that all federally regulated lenders have an affirmative responsibility to serve the convenience and needs of the communities in which they are located and of the citizens who live within them. The statute and its accompanying regulations very explicitly note that Congress expects lenders to make good faith efforts to serve all neighborhoods within their communities, and particularly low and moderate-income neighborhoods within them.

**Utilize all existing Federal and State programs for housing and community reinvestment such as:**

- HUD Section 8 Housing Assistance Program; there are three categories: 1) housing rental assistance, 2) moderate rehabilitation funding, and 3) substantial rehabilitation funding.
- HUD Section 235 Program which provides mortgage subsidies with maximum amounts of \$38,000 for a 3 bedroom unit, and \$44,000 on a 4 bedroom unit after a 3% downpayment.
- HUD Section 202 Elderly Housing Program.
- Marion County Section 810 Urban Homesteading Program.
- Housing Counseling** provided by D.E.H.D. should be utilized to its fullest extent in regards to relocation of displaced persons, and first time homeowners.
- Aesthetic beautification** should result from: participation in the paint-up fix-up program, Housing Revolving fund, neighborhood clean-up programs, and elimination of negative environmental features such as billboards.

#### B. Parks and Recreation

- Maintain or improve park and recreational facilities**, encourage their maximum usage by the total community.
- Place neighborhood greenways beautification as a high priority.**
- Foster community participation programs** and preserve appropriate cultural activities.
- Development of a bikeway system** relating to recreational functions which maximizes the use of existing paving, bike lanes, etc.
- Advocate youth development activities** in an effort to deter juvenile delinquency.

#### C. Public Safety

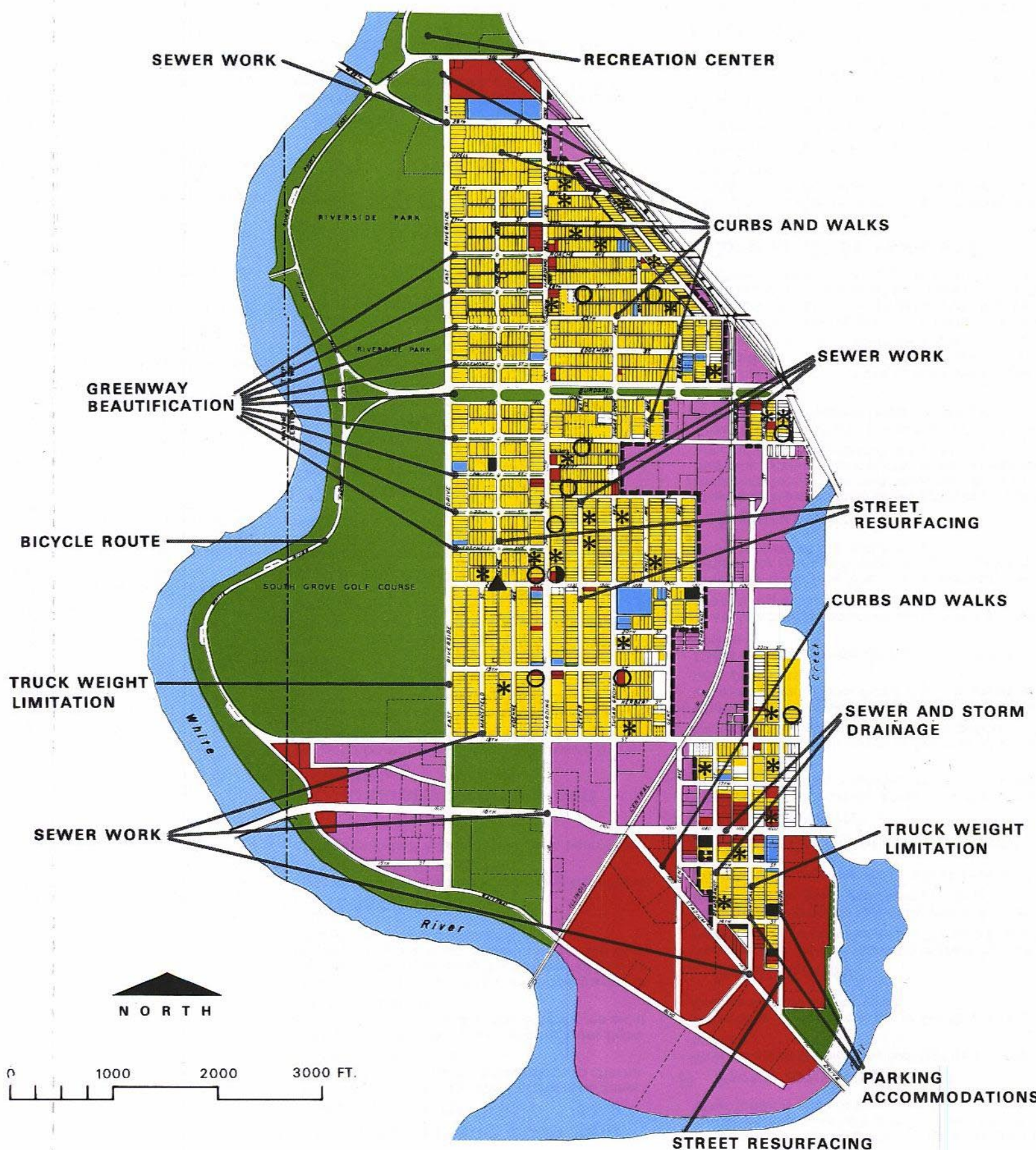
- Promote a comprehensive crime prevention program** that would coordinate the efforts of the Indianapolis Police Department and area residents.
- Street lights** should be placed in the 2100, 2200 and 2300 blocks of Dexter Street.
- Establish commercial security patrols.**

#### D. Commercial and Economic Development

- Establish a commercial and economic development committee** consisting of Riverside Civic League Inc., members and representatives from the Riverside business community.
- Develop Riverside Amusement Park** as a health and recreational complex or mini-shopping center.
- Identify residents for potential education beyond the high school level**, and provide scholarships and support services to individuals to increase their opportunity to be eligible for professional sales, management and administrative positions.
- Attain expertise in the administration, retention and grantsmanship of Federal and State programs.** Programs to consider are:
  - Urban Development Action Grants
  - Community Development Block Grants
  - HUD Section 312 loans
  - Office of Neighborhood Development grants
  - Small Business Administration
- The Economic Development Agency** in coordination with private institutions has begun several programs which are beneficial to neighborhoods. A few of these programs are:
  - Incentive grants
  - Reserve default loans
  - Revolving high-risk loan pools
  - Interest rate subsidies
- Commercial/industrial buffering and grounds landscaping** to maintain the neighborhoods aesthetic value.
- Neighborhood commercial revitalization** is a long term developmental process that requires commitment and financing from sources that traditionally have not collaborated with each other at the neighborhood, level, but revitalization is possible provided the City, merchants, banks and surrounding communities understand each others motives. (See Land Use Plan Map for areas needing commercial revitalization.)

#### E. Transportation

- Encourage resurfacing of streets and repair curbs/sidewalks where applicable.** The Riverside Civic League has identified locations where maintenance is needed.
  - Rembrandt Street from Stadium Drive to West 16th Street
  - 1500 block of Gent
  - 1300-1600 Montcalm
  - 15th Street & 14th Street from Milburn to Gent
  - 23rd Street from Harding Street to Montcalm
  - 21st Street from Harding Street to Riverside Drive
  - Montcalm Street from 18th Street to Burdall Parkway
- Correct Sewer problems and provide proper maintenance.** A survey of the subarea has indicated that there are several locations where standing water impedes both pedestrian and vehicular movement. Here is a listing of locations:
  - Pruitt and Sugar Grove
  - 18th Street and Mansfield
  - 16th Street and Harding
  - Stadium Drive and Montcalm
  - 22nd Street and Dexter
  - Milburn and Burdall Parkway
  - 29th Street and Riverside Drive
- Maintain railroad crossings and right-of-ways.** A survey conducted by the United Northwest Area Inc. denoted several railroad crossings and right-of-ways that were in need of maintenance. In addition to debris and weeds being found at many of the right-of-ways, some railroad crossings exhibited severe deterioration with chuck holes and loose rails being a major factor. Easement and road bed maintenance is the responsibility of the railroad itself, therefore, the appropriate railroad companies will be notified.
- Stop heavy truck traffic on residential streets.** Due to increased maintenance costs of streets and sidewalks, heavy truck traffic should not use residential streets other than for authorized deliveries. Proper signage and truck routings have been recommended. (See Land Use Plan Map.)
- Bus shelters are needed in the neighborhood.**



## RIVERSIDE SUBAREA PLAN

### SELECTED AREAWIDE PROPOSALS

- ADOPT A HOUSING STRATEGY PLAN
- SELECTIVE RESIDENTIAL CODE ENFORCEMENT
- NEIGHBORHOOD AESTHETIC BEAUTIFICATION
- INCREASE THE UTILIZATION OF PARKS
- EXPAND POLICE PATROLS/WALKING BEATS
- EXPAND NEIGHBORHOOD CRIME WATCH PROGRAM
- PROMOTE NEIGHBORHOOD COMMERCIAL REVITALIZATION
- MONITOR INDUSTRIAL GROWTH/EXPANSION
- CURB, STREET AND SIDEWALK IMPROVEMENTS
- ENCOURAGE COHESION AMONG SOCIAL SERVICE AGENCIES
- ENCOURAGE CITIZEN PARTICIPATION IN EDUCATIONAL ACTIVITIES

DEPARTMENT OF METROPOLITAN DEVELOPMENT DIVISION OF PLANNING AND ZONING INDIANAPOLIS-MARION COUNTY, INDIANA  
THE PREPARATION OF THIS MAP WAS FINANCED IN PART BY A UNIFIED FEDERAL PLANNING GRANT

- LOW DENSITY URBAN (3-5 UNITS/ACRE)
- RECREATION/OPEN SPACE
- PUBLIC/SEMI-PUBLIC
- COMMERCIAL/OFFICE
- LIGHT INDUSTRIAL
- PARKING
- HEALTH CARE
- RENOVATION
- DEMOLITION
- STREET LIGHT
- BUFFER

#### F. Community Services and Facilities

- Health and Recreational Center.** The Riverside Community is presently deficient in the area of health care services and administration. To correct this imbalance in the social service network, they request that a health and recreational center to serve the immediate neighborhood, and the northwest section of the metropolitan community be located near the Riverside Neighborhood.

This would be best facilitated by the inclusion of a district health office staffed and maintained by the Health and Hospital Corporation. At this time there is acreage available for redevelopment, and in view of H.H.C.'s desire to serve northwest Indianapolis, coupled with their need for new and larger facilities, there remains only the question of financing and acquisition. The center will provide a full range of primary, secondary, and tertiary health services, which would be administered by a multi-disciplinary team consisting of medical, dental, nursing, social, psychological, nutritional, consultative, and health education personnel. The Center would greatly impact those who need it most, the residents of Northwest Center Township who are now deprived of those services due to economic and transportation restrictions.

Statistics show that there are few (some categories 2%) if any physicians serving the northwest Center Township area in private practice. To alleviate this deficiency the cooperation and assistance of the total community, private as well as public, are necessary.

Allied services and concerns should be located in close proximity to help bolster the district health office economically. The attraction and retention of viable business concerns should be feasible in view of the location and its area wide familiarity with residents, along with its accessibility either by mass transportation or automobile.

The following types of Allied Service establishments are suggested:

- Private Day-Care facility with a maximum capacity of 100 pupils. Seventy-five enrolled pre-schoolers, and the facility to handle 25 additional on a day-to-day basis.
- Racquet Club Health Spa facility with emphasis on sports-health education open to the public.
- Local bank branch, the United Northwest Area presently generates \$163,250,000 in income (1979).
- Minority based bowling alley with Professional Bowling Association Tour capabilities.

- Nursing Home, either at proposed site in Riverside Amusement Park or in close proximity at 21st and Harding Streets.

These projects once implemented will lead to the further stabilization and positive future growth of the Riverside Neighborhood.

#### G. Education

- Encourage the citizen participation necessary to improve the quality of public/private education institutions.**
- Develop the necessary information, training and education programs to improve public health, safety and welfare,** thereby utilizing the full service Community School concept.
- Pilot school options within the I.P.S. system.** (School #44.)
- Explore the establishment of library facilities in School #44.**

#### H. Neighborhood Organization

- The Riverside Civic League should continue to provide leadership to the community. Neighborhood organization, is essential for the success of plan implementation.** Proper evaluation of plan effectiveness and continued planning processes must by their nature result from neighborhood/government interaction. The following recommendations address key actors in the neighborhood revitalization process.
- The development and promotion of human potentials and common organizational interests** is paramount for the success of positive neighborhood change. The involvement of such neighborhood resources as churches, business concerns, educational institutions and leaders, resident affiliations etc. will lead toward the establishment of communication networks and alternative sources of funding and expertise in a coordinated manageable fashion.
- The establishment of a stewardship committee** to promote neighborhood identity. Community projects such as greenway beautification, entry signage, festivals and block parties all lead to development and perpetration of neighborhood pride and unity.
- Maintain and monitor the development of an on-going planning process.** The Riverside Civic League should continue to develop and refine neighborhood goals and objectives. Implementation and evaluation of planning activities should be coordinated with the Division of Planning and Zoning.

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